

LOCATION MAP

OWNER: SIX STAR PROPERTIES  
PTSHIP

PROJECT  
BOUNDARY

R-5  
TRACT 3  
63.12 AC.  
255 LOTS

OPEN  
SPACE

PROJECT  
BOUNDARY

OWNER: SMITH LARRY T & SANDRA

OPEN  
SPACE

R-1  
TRACT 1  
21.05 AC.  
68 LOTS

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAY 21 PM 2:42

P1-R5  
8 AC.

86' SECONDARY  
STREET

60' R.O.W.  
TYPE "B"

86' SECONDARY  
STREET

60' R.O.W.  
TYPE "A"

OPEN  
SPACE

R-1  
TRACT 4  
83.63 AC.  
338 LOTS

P1-R5  
19.36 AC.  
127 LOTS

PROJECT  
BOUNDARY

### UTILITIES

Water : S.A.W.S.  
Sewer : S.A.W.S.  
Telephone : S.W. Bell Telephone  
Electric : City Public Service

OPEN  
SPACE

118.50 AC.

ELECTRICAL  
EASEMENT

ELM WATERHOLE CREEK

OWNER: ACKERMANN CREDIT TRUST

OWNER: LUMBERMENS  
INVESTMENT CORP

R-5  
TRACT 2  
44.37 AC.  
194 LOTS

110' R.O.W.

EVANS  
ROAD

PROJECT  
BOUNDARY

OWNER: LANGDON WENDELL H  
& CELESTE

### GENERAL NOTES:

1. All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 5000, 6000 Sq. Ft. plus P.U.D. lots
3. Open Space Areas Are Approximate And Subject To Change At Final Design.
4. Street Configuration Is Preliminary And Subject To Change At Final Design.
5. A Flood Plain Preservation Buffer Zone Will Be Established Along The Edwards Aquifer Recharge Zone Boundary At Final Design.
6. Property Is Catagory 3.

### DEVELOPMENT SUMMARY

Total Land Area : 398 Acres +  
Total Number of Lots : 982 +  
Density : 2.46 Units Per Acre

### LOCATION

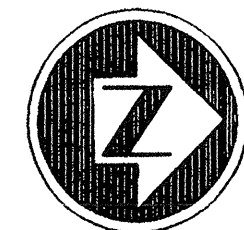
Located Outside City Limits  
Inside Edwards Aquifer Recharge Zone

PROJECT  
BOUNDARY

KB  
HOME

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT  
4800 Fredericksburg at Loop 410 • P.O. Box 5250, Beacon Hill Sta.  
San Antonio, TX 78241-5250



SCALE: 1"=200'

# FOX GROVE PRELIMINARY OVERALL DEVELOPMENT PLAN

VRP# 02-05-102

FILE: /omr/poalp/ackermannpoalp

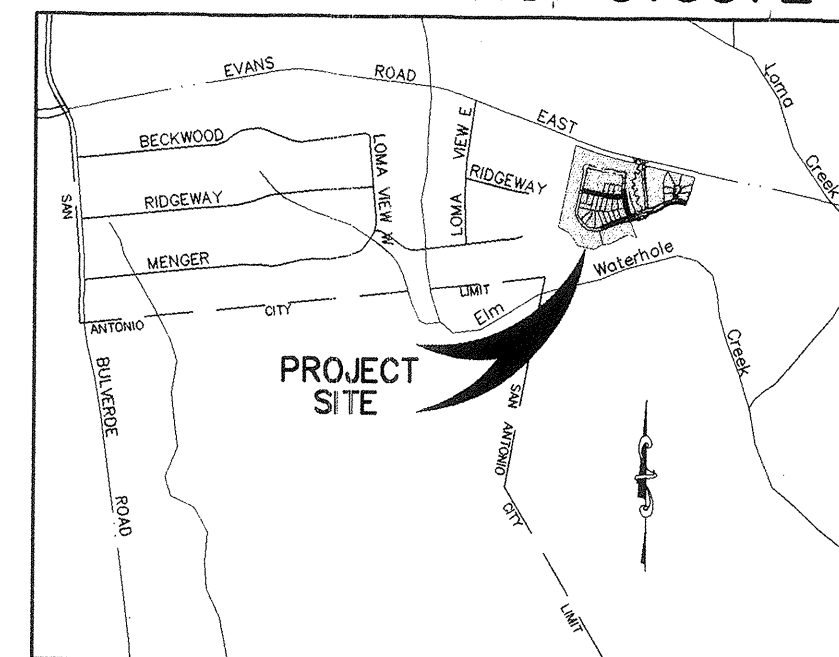
5/9/01 \$705  
11/03/02



NOTE: IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE, ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

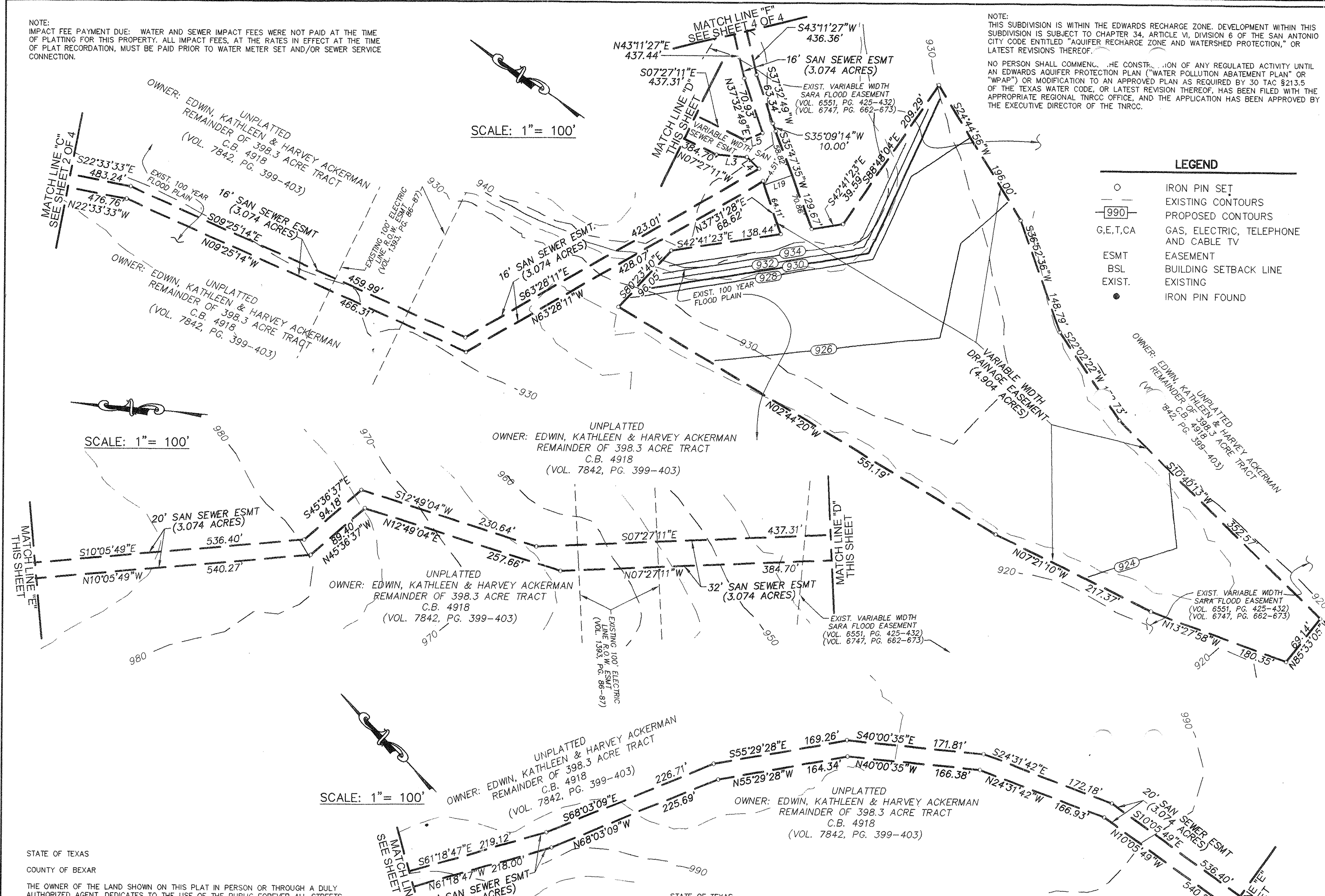
NO PERSON SHALL COMMENCE, OR CONSTRUCT, OR OPERATE ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.



LOCATION MAP  
NTS

LEGEND

- IRON PIN SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- GAS, ELECTRIC, TELEPHONE AND CABLE TV
- ESMT
- BUILDING SETBACK LINE
- EXIST.
- IRON PIN FOUND



CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

ATTESTED \_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

1/2" IRON PIN SET AT ALL PC, PT, AND LOT CORNERS UNLESS OTHERWISE NOTED. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KB Home Lone Star, L.P.,  
a Texas Limited Partnership  
By: KESA, Inc., its general partner  
By: Herb Quiroga  
Title: Vice President  
4800 Fredericksburg Road  
San Antonio, Texas 78229

*Herb Quiroga*  
V.P.  
DULY AUTHORIZED AGENT

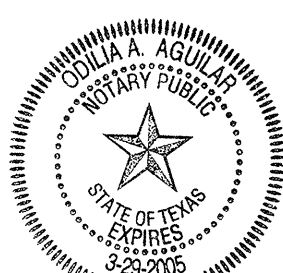
LUMBERMEN'S INVESTMENT  
CORPORATION  
BY: JOHN K. PIERRE  
EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *John K. Pierre*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF NOVEMBER, A.D. 2001.

*Carlos A. Aguilar*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

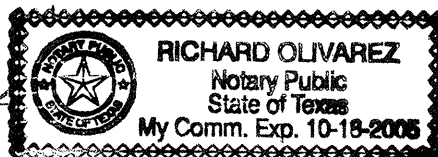


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COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF NOVEMBER, A.D. 2001.

*John K. Pierre*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

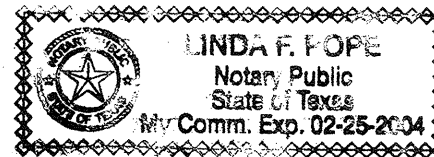
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.  
BY: FREDERICK J. MCNEALY, P.E.  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF DECEMBER, A.D. 2001.

*Frederick J. McNealy*  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
7334 Blanco Road Suite 109 San Antonio, Texas 78216  
Telephone: (210)349-3271



SUBDIVISION PLAT  
ESTABLISHING  
**FOX GROVE SUBDIVISION, UNIT 1**

BEING A 32.775 ACRE TRACT OF LAND, 32.754 ACRES OUT OF A 398.3 ACRE TRACT DESCRIBED IN VOLUME 7842, PAGE 399-403 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918, AND 0.021 ACRES OUT OF A 159.245 ACRE TRACT RECORDED IN VOLUME 5792, PAGE 1701 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARDEN SURVEY NO. 478 3/4, ABSTRACT 350, COUNTY BLOCK 4911 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF FOX GROVE SUBDIVISION, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY



1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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ATTESTED \_\_\_\_\_

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COUNTY CLERK, BEXAR COUNTY, TEXAS

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a Texas Limited Partnership  
By: KBSA, Inc., its general partner  
By: Herb Quiroga  
Title: Vice President  
4800 Fredericksburg Road  
San Antonio, Texas 78229

DULY AUTHORIZED AGENT

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COUNTY OF BEXAR

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NOTARY PUBLIC BEXAR COUNTY, TEXAS

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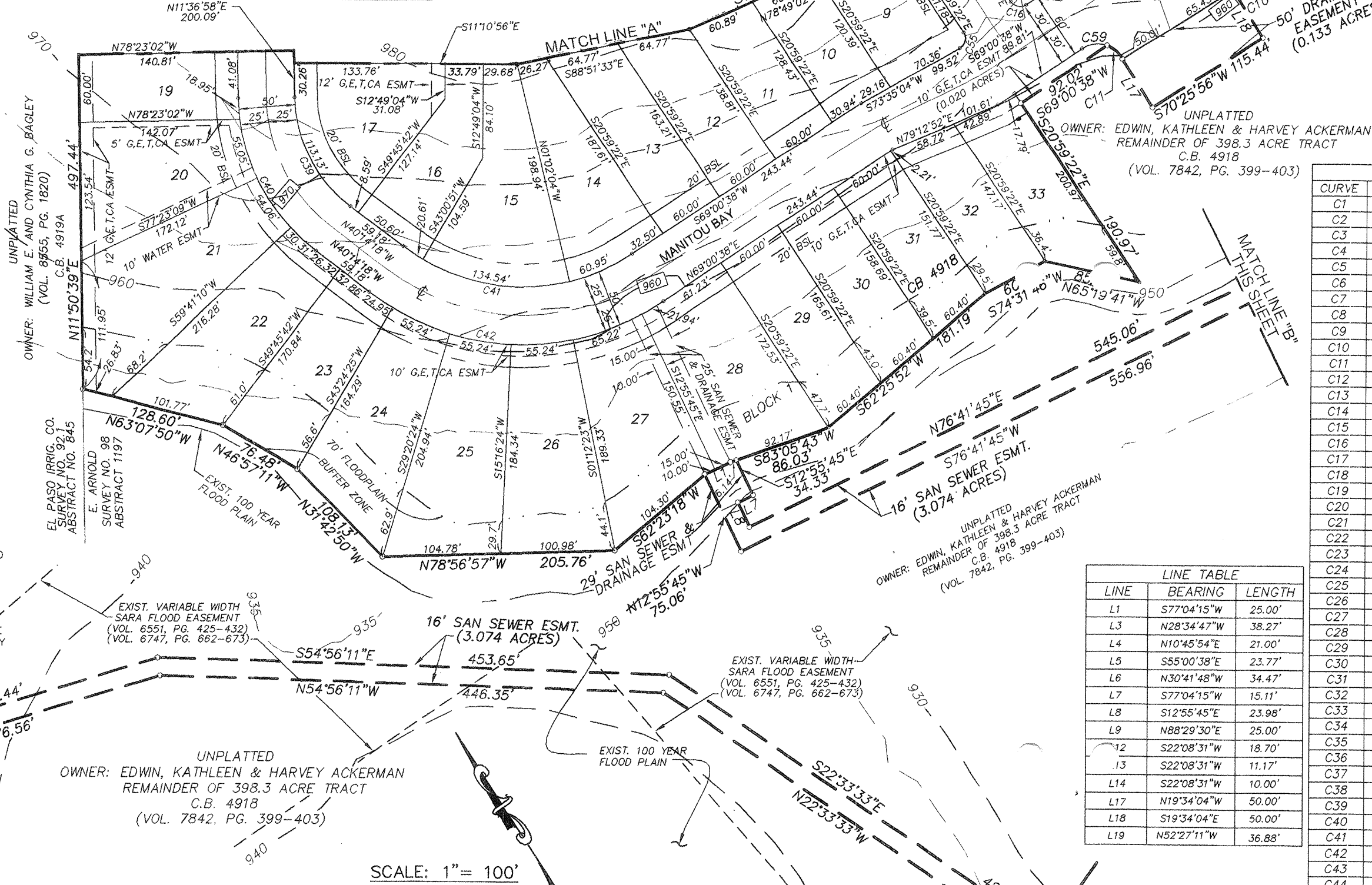
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#### LEGEND

- IRON PIN SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- EXIST. EXISTING
- IRON PIN FOUND

FLOOD PLAIN BUFFER ZONE  
THIS IS DEFINED AS A 70-FOOT BUFFER FROM THE EXISTING 100-YEAR FLOODPLAIN. THIS ZONE AFFECTS BLOCK 1, LOTS 21-33.

SCALE: 1" = 100'



SCALE: 1" = 100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°04'15"W	25.00'
L2	N28°34'47"W	38.27'
L3	N10°45'54"E	21.00'
L4	S55°00'38"E	23.77'
L5	N30°41'48"W	34.47'
L6	S77°04'15"W	15.11'
L7	S12°55'45"E	23.98'
L8	N88°29'30"E	25.00'
L9	S22°08'31"W	18.70'
L10	S22°08'31"W	11.17'
L11	S22°08'31"W	10.00'
L12	S22°08'31"W	10.00'
L13	S22°08'31"W	10.00'
L14	S22°08'31"W	10.00'
L15	S22°08'31"W	10.00'
L16	S22°08'31"W	10.00'
L17	S22°08'31"W	10.00'
L18	S22°08'31"W	10.00'
L19	S22°08'31"W	10.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C2	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C3	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C4	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C5	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C6	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C7	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C8	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C9	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C10	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C11	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C12	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C13	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C14	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C15	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C16	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C17	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C18	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C19	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C20	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C21	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C22	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C23	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C24	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C25	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C26	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C27	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C28	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C29	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C30	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C31	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C32	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C33	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C34	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C35	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C36	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C37	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C38	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C39	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C40	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C41	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C42	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C43	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C44	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C45	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C46	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C47	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C48	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C49	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C50	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C51	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C52	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C53	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C54	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C55	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C56	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W
C57	01°21'03"	2024.00'	47.72'	23.86'	S05°05'42"E
C58	10°31'28"	2688.39'	509.46'	255.49'	S71°45'10"E
C59	12°33'03"	376.00'	82.36'	41.35'	S00°43'52"W

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MCKREY & ASSOCIATES, INC.  
BY: ROBERT LEININGER, R.P.L.S. Robert Leininger

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF November, A.D. 2001.

Linda F. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.  
BY: FREDERICK J. McNEALY, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF December, A.D. 2001.

Linda F. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
7334 Blanco Road Suite 109 San Antonio, Texas 78216  
Telephone: (210)349-3271

#### SUBDIVISION PLAT

#### ESTABLISHING

### FOX GROVE SUBDIVISION, UNIT 1

BEING A 32.775 ACRE TRACT OF LAND, 32.754 ACRES OUT OF A 398.3 ACRE TRACT DESCRIBED IN VOLUME 7842, PAGE 399-403 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918, AND 0.021 ACRES OUT OF A 159.245 ACRE TRACT RECORDED IN VOLUME 5792, PAGE 1701 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARDEN SURVEY NO. 478 3/4, ABSTRACT 350, COUNTY BLOCK 4911 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

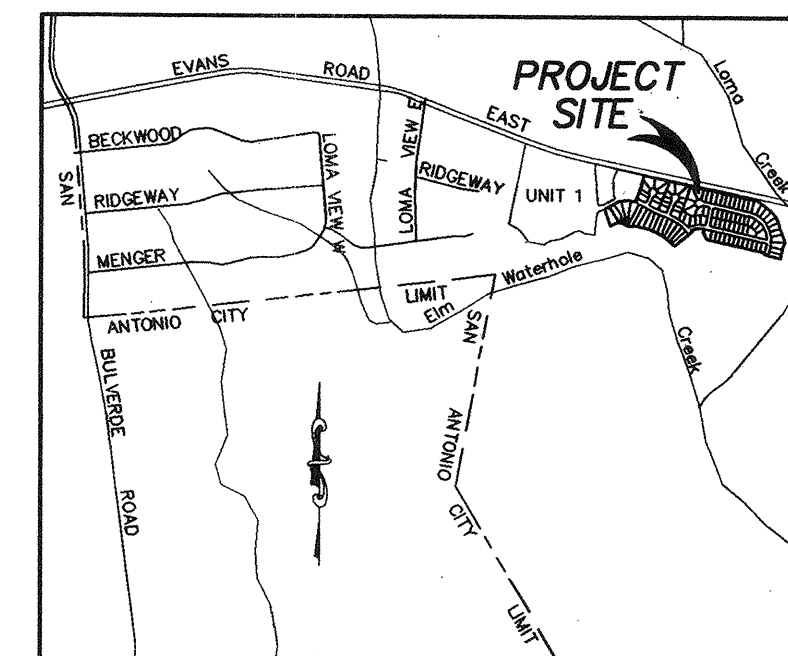
BY: \_\_\_\_\_, CHAIRMAN

BY: \_\_\_\_\_, SECRETARY

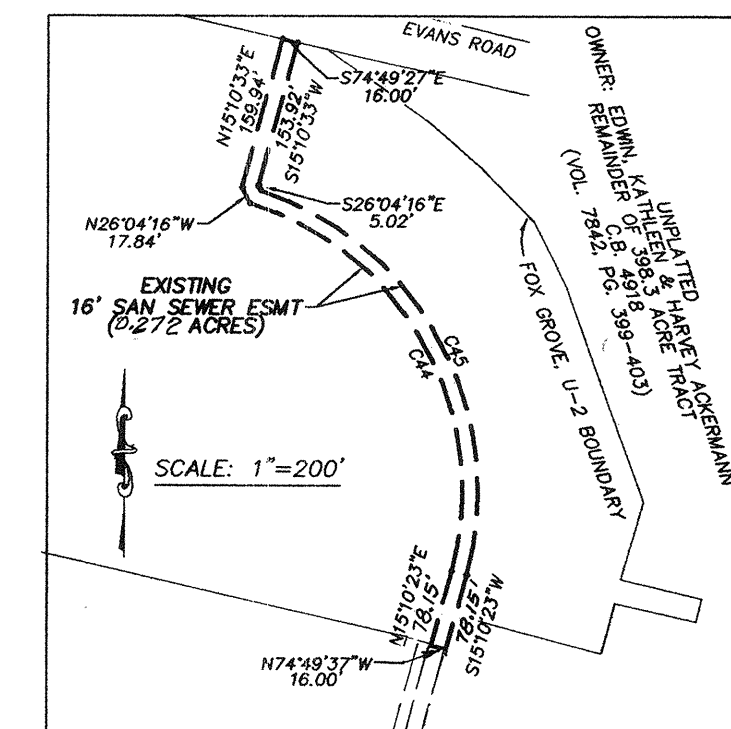




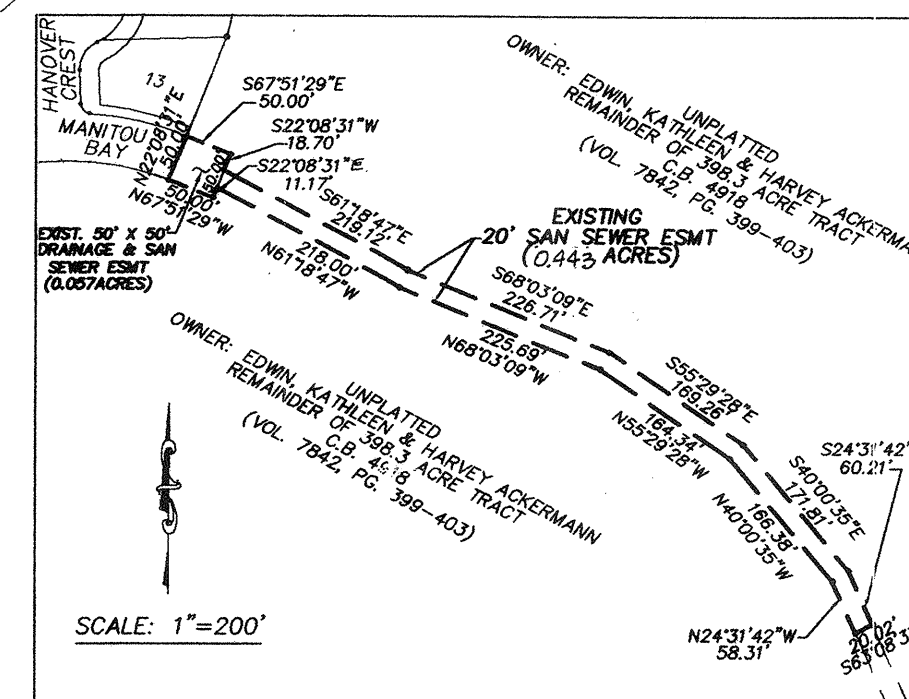




LOCATION MAP  
NTS



AREA BEING REPLATTED  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FOX GROVE, UNIT 1, PLAT NO. 010072.



AREA BEING REPLATTED  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FOX GROVE, UNIT 1, PLAT NO. 010072.

IMPACT FEE PAYMENT DUE:  
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

**LEGEND**

○	IRON PIN SET
—	EXISTING CONTOURS
—	PROPOSED CONTOURS
—	GAS, ELECTRIC, TELEPHONE AND CABLE TV
—	EASEMENT
—	BUILDING SETBACK LINE
—	EXISTING
●	IRON PIN FOUND

THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

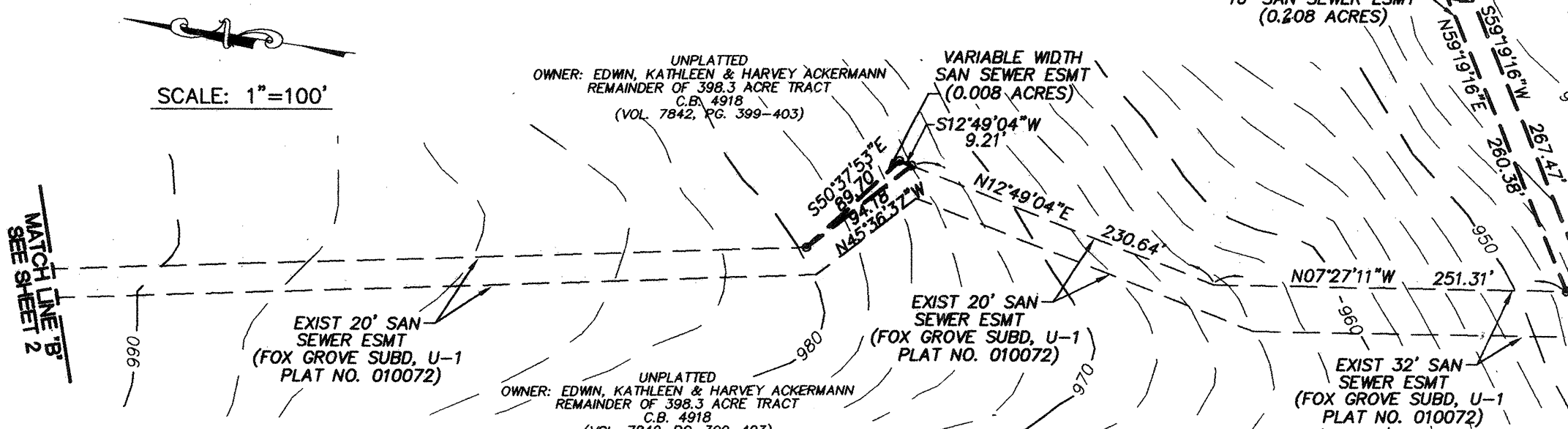
1/2" IRON PIN SET AT ALL PC, PT, AND LOT CORNERS UNLESS OTHERWISE NOTED.

NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

**CPS NOTES**

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SCALE: 1"=100'



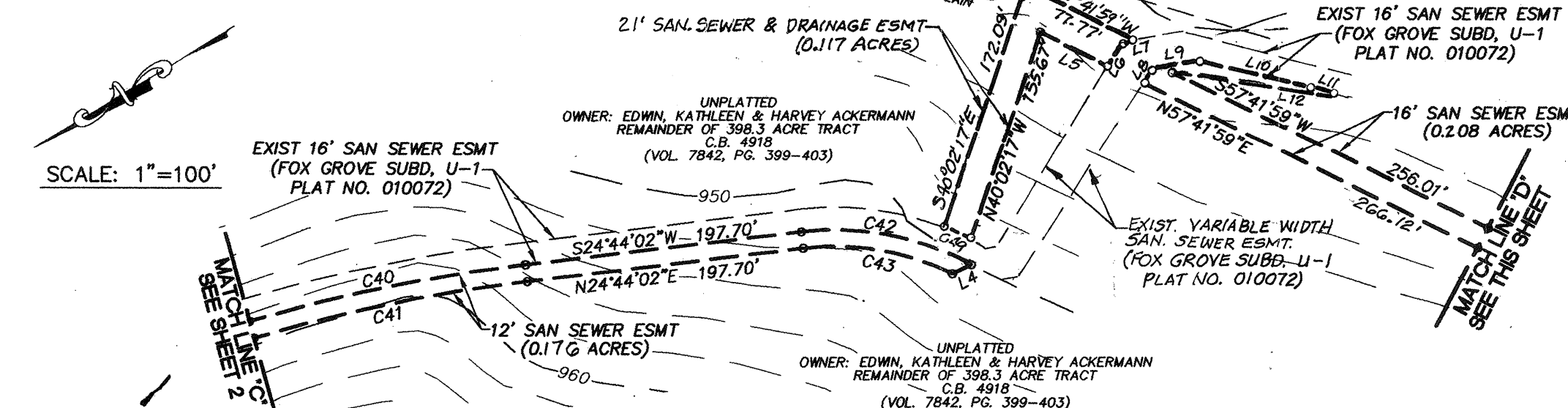
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C40	93°33'39"	1202.00'	200.57'	100.52'	N19°57'13"E	200.34'
C41	93°33'39"	1190.00'	198.57'	99.52'	N19°57'13"E	198.34'
C42	35°24'31"	202.00'	125.42'	62.61'	S42°31'16"W	123.42'
C43	33°02'04"	190.00'	109.60'	50.37'	N41°15'33"E	108.09'
C44	87°52'16"	317.00'	486.16'	305.44'	N28°45'45"W	439.90'
C45	88°40'22"	333.00'	503.74'	314.20'	S28°07'48"E	451.06'
C49	65°32'37"	218.00'	21.09'	10.55'	N55°22'59"E	21.08'

**LINE TABLE**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L3	11.38'	S67°51'29"E	L10	19.26'	S45°01'08"W
L4	14.78'	N04°57'43"E	L11	21.09'	S43°11'21"W
L5	53.01'	N57°14'19"E	L12	181.07'	N39°12'07"E
L6	18.60'	N27°06'46"W			
L7	9.25'	N20°54'46"E			
L8	12.21'	N42°29'17"W			
L9	33.22'	S20°30'46"W			

SCALE: 1"=100'



STATE OF TEXAS  
COUNTY OF BEXAR

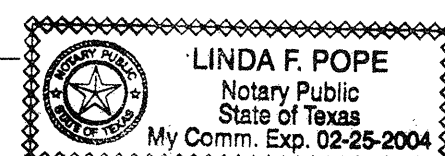
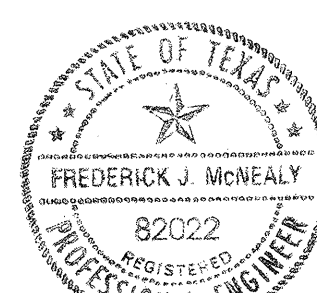
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES INC.  
BY: FREDERICK J. McNEALY, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF February, A.D. 2002

Linda F. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KB Home Lone Star, L.P.  
a Texas Limited Partnership  
By: KBSA, Inc., its general partner  
By: Herb Quiroga  
Title: Vice President  
4800 Fredericksburg Road  
San Antonio, Texas 78229

VP.  
DULY AUTHORIZED AGENT

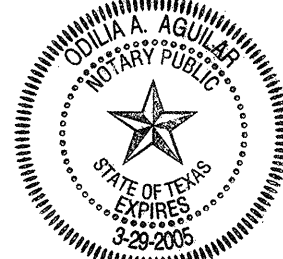
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF February, A.D. 2002.

Odilia A. Aguilar  
NOTARY-PUBLIC BEXAR COUNTY, TEXAS



**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

ATTESTED \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216  
Telephone: (210)349-3271

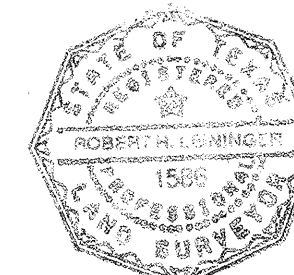
**REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
FOX GROVE SUBDIVISION, UNIT 2**

BEING A 26.494 ACRE TRACT OF LAND OUT OF A 398.3 ACRE TRACT DESCRIBED IN VOLUME 7842, PAGE 399-403 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING OUT OF A 403.226 ACRE TRACT DESCRIBED IN VOLUME 7253, PAGE 477-479 AND AN 8.742 ACRE TRACT DESCRIBED IN VOLUME 7453, PAGE 792-794 ALL IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF FOX GROVE SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13th DAY OF March, A.D. 2002

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ROBERT H. LEININGER

VICKREY & ASSOCIATES INC.  
BY: ROBERT H. LEININGER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF February, A.D. 2002

Linda F. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

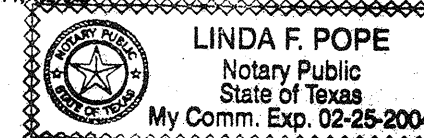
A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_

OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_\_ COUNTY CLERK, BEXAR COUNTY, TEXAS





1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

1/2" IRON PIN SET AT ALL PC, PT, AND LOT CORNERS UNLESS OTHERWISE NOTED. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

SCALE: 1"=50'

SIGHT CLEARANCE ESMT.

BENDING GROVE

BRANCHING BAY

20' BSL

12

BLOCK 5

11

## DETAIL "A"

SIGHT CLEARANCE ESMT. NO PERMANENT STRUCTURES ABOVE SIX INCHES IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT.

## LEGEND

- IRON PIN SET
- EXISTING CONTOURS
- - - PROPOSED CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- EXIST. EXISTING
- IRON PIN FOUND

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE PLAT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES, INC.  
BY: FREDERICK J. MCNEALY, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21<sup>st</sup> DAY OF February, A.D. 2002

STATE OF TEXAS  
COUNTY OF BEXAR

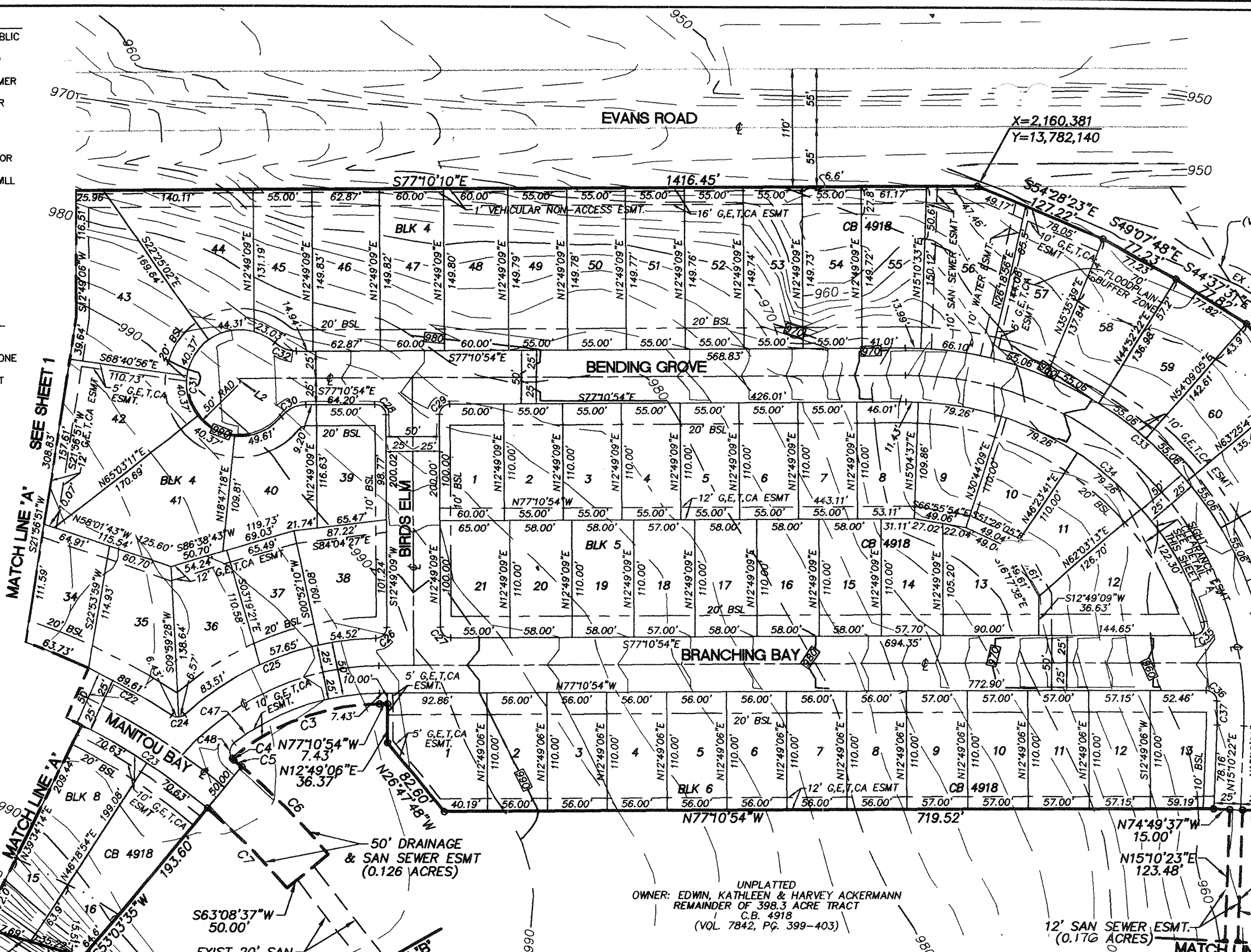
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KB Home Lone Star, L.P.,  
a Texas Limited Partnership  
By: Herb Quiroga  
Title: Vice President  
4800 Fredericksburg Road  
San Antonio, Texas 78229

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Herb Quiroga, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19<sup>th</sup> DAY OF February, A.D. 2002.

NOTARY PUBLIC BEXAR COUNTY, TEXAS



NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

## CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 21<sup>st</sup> DAY OF February, A.D. 2002

ATTESTED  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216  
Telephone: (210)349-3271

REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
FOX GROVE SUBDIVISION, UNIT 2

BEING A 26.494 ACRE TRACT OF LAND OUT OF A 398.3 ACRE TRACT DESCRIBED IN VOLUME 7842, PAGE 399-403 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING OUT OF A 403.226 ACRE TRACT DESCRIBED IN VOLUME 7253, PAGE 477-479 AND AN 8.742 ACRE TRACT DESCRIBED IN VOLUME 7453, PAGE 792-794 ALL IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 IN BEXAR COUNTY, TEXAS.

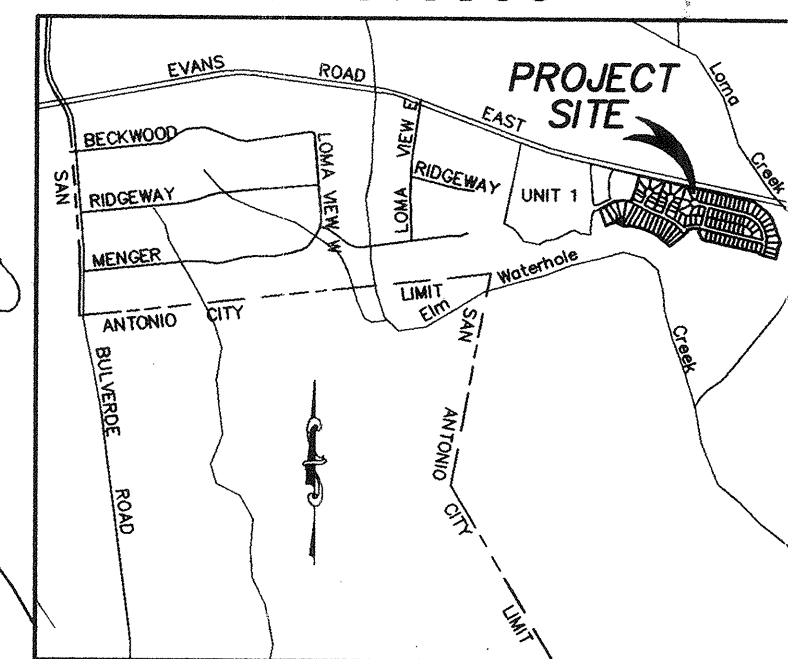
THIS PLAT OF FOX GROVE SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13<sup>th</sup> DAY OF March, A.D. 2002

BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY

ALL LOTS ABUTTING EVANS ROAD HAVE A 1' VEHICULAR NON-ACCESS EASEMENT AGAINST THE EVANS ROAD RIGHT-OF-WAY.  
LOTS INCLUDED ARE: LOTS 17-19, 27-29 & 43-56 OF BLOCK 4.

PLAT NO. 010566

LOCATION MAP  
NTS

UNPLATTED  
OWNER: EDWIN, KATHLEEN & HARVEY ACKERMANN  
REMAINDER OF 398.3 ACRE TRACT  
C.B. 4918  
(VOL. 7842, PG. 399-403)

EX. CHANNEL ESMT.  
(VOL. 7926, PG. 442)

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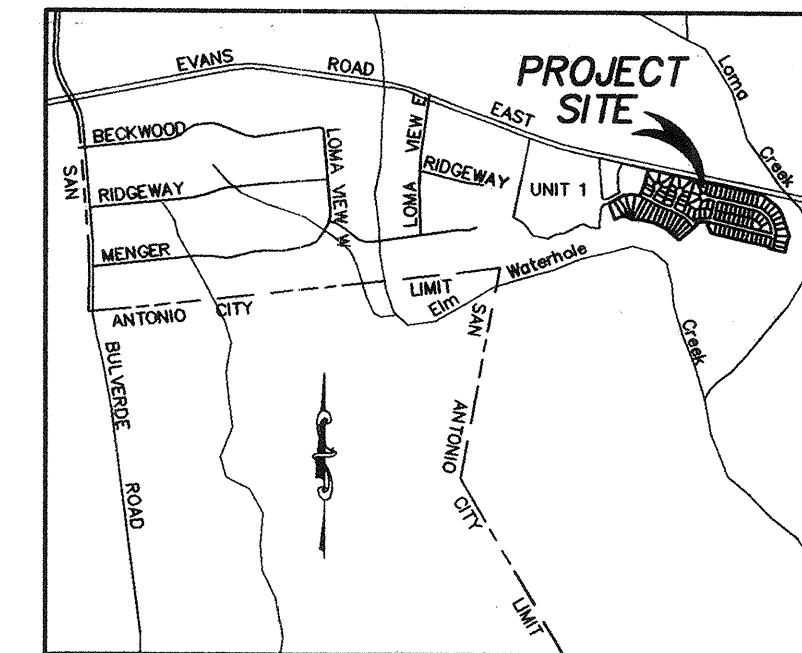
LINE TABLE		
LINE	LENGTH	BEARING
L2	4.52'	N12°49'06"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	39°53'20"	215.00'	149.68'	78.02'	S82°52'26"W 146.68'
C2	12°03'26"	10.00'	2.10'	1.06'	S31°46'00"W 2.10'
C3	00°51'18"	850.00'	9.70'	4.85'	S37°22'04"W 9.70'
C4	00°51'18"	850.00'	9.70'	4.85'	S37°22'04"W 9.70'
C5	10°05'03"	850.00'	105.60'	52.94'	N31°53'54"W 105.46'
C6	10°05'03"	850.00'	105.60'	52.94'	N31°53'54"W 105.46'
C7	10°05'03"	850.00'	105.60'	52.94'	N31°53'54"W 105.46'
C8	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C9	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C10	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C11	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C12	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C13	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C14	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C15	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C16	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C17	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C18	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C19	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C20	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C21	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C22	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C23	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C24	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C25	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C26	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C27	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C28	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C29	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C30	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C31	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C32	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C33	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C34	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C35	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C36	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C37	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C38	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C39	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C40	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C41	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C42	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C43	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C44	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C45	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C46	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C47	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'
C48	22°24'48"	850.00'	254.27'	128.78'	N55°16'36"W 252.65'

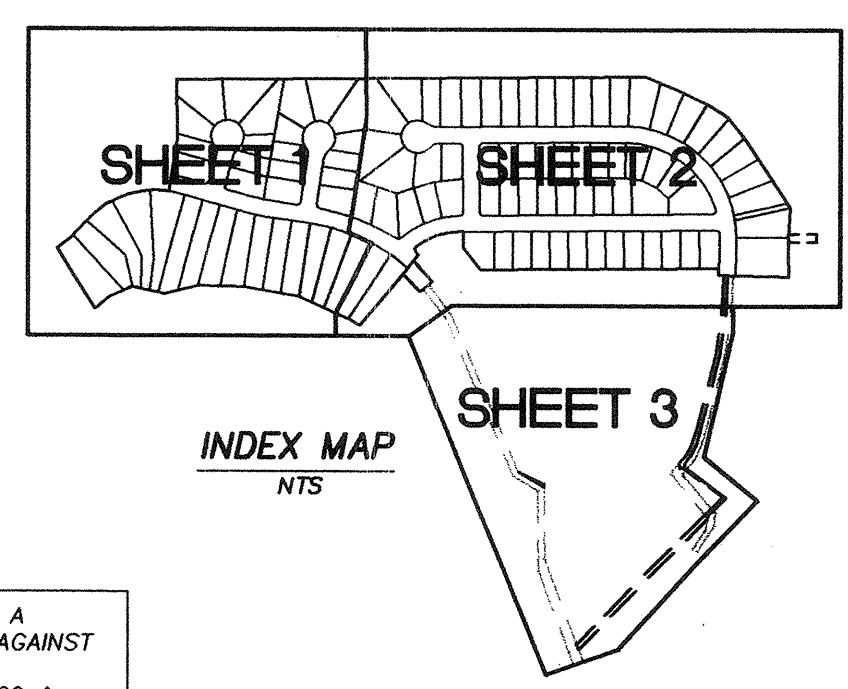
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND





LOCATION MAP  
NTS



INDEX MAP  
NTS

LEGEND

- IRON PIN SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- GAS, ELECTRIC, TELEPHONE AND CABLE TV
- EASEMENT
- BUILDING SETBACK LINE
- EXISTING
- IRON PIN FOUND

SCALE: 1"=100'

ALL LOTS ABUTTING EVANS ROAD HAVE A 1' VEHICULAR NON-ACCESS EASEMENT AGAINST THE EVANS ROAD RIGHT-OF-WAY. LOTS INCLUDED ARE: LOTS 17-19, 27-29 & 43-56 OF BLOCK 4.

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.02'	N61°18'47"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	17°17'55"	300.00'	90.58'	45.64'	N62°04'44"E	90.23'
C2	58°42'44"	275.00'	281.80'	154.68'	S82°47'08"W	269.63'
C8	6°32'42"	325.00'	37.13'	18.58'	N64°35'08"W	37.11'
C9	6°32'42"	275.00'	31.41'	15.72'	N64°35'08"W	31.40'
C10	90°00'00"	10.00'	15.71'	10.00'	N73°41'13"E	14.14'
C11	90°00'00"	10.00'	15.71'	10.00'	S16°18'47"E	14.14'
C12	38°01'39"	30.00'	19.91'	10.34'	S47°42'02"W	19.55'
C13	272°03'47"	50.00'	237.42'	48.23'	N69°19'01"W	69.43'
C14	54°02'07"	30.00'	28.29'	15.30'	N01°40'09"E	27.26'
C15	6°44'22"	375.00'	44.11'	22.08'	S64°40'58"E	44.08'
C16	6°44'22"	425.00'	49.99'	25.02'	S64°40'58"E	49.96'
C17	90°00'00"	10.00'	15.71'	10.00'	N66°56'51"E	14.14'
C18	88°25'51"	10.00'	15.43'	9.73'	S22°16'04"E	13.95'
C19	46°34'03"	30.00'	24.38'	12.91'	N01°20'10"W	23.72'
C20	273°08'06"	50.00'	238.36'	47.34'	N68°03'09"W	68.75'
C21	46°34'03"	30.00'	24.38'	12.91'	S45°13'53"W	23.72'
C22	22°24'48"	650.00'	254.27'	128.78'	N55°16'36"W	252.65'
C23	31°06'44"	600.00'	325.81'	167.03'	N52°29'47"W	321.82'

- CPS NOTES
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE-SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
  - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
  - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
  - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
  - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

1/2" IRON PIN SET AT ALL PC, PT, AND LOT CORNERS UNLESS OTHERWISE NOTED. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES, INC.  
BY: FREDERICK J. MCNEALY, P.E.  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF February, A.D. 2002.  
Linda F. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

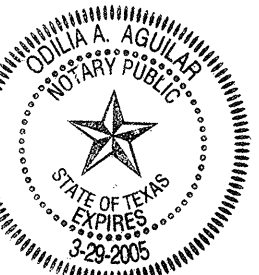
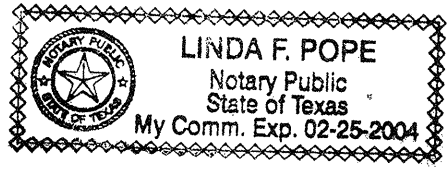
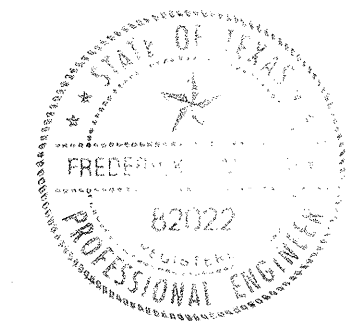
STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KB Home Lone Star, L.P.,  
a Texas Limited Partnership  
By: KBSA, Inc., its general partner  
By: Herb Quirgo  
Title: Vice President  
4800 Fredericksburg Road  
San Antonio, Texas 78229  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Herb Quirgo, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF February, A.D. 2002.  
Linda F. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL  
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 21st DAY OF February, A.D. 2002.  
ATTESTED  
COUNTY JUDGE, BEXAR COUNTY, TEXAS  
COUNTY CLERK, BEXAR COUNTY, TEXAS

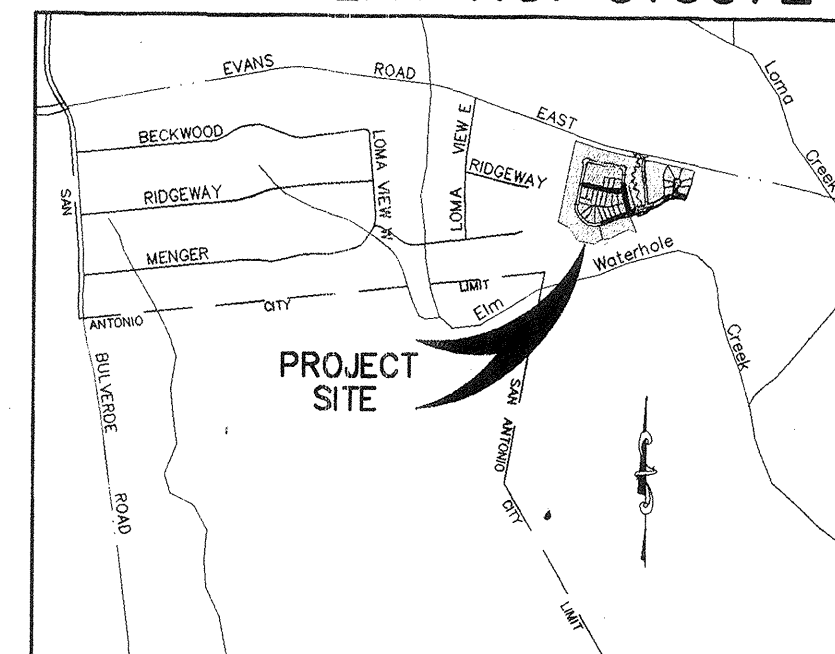
VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
7334 Blanco Road, Suite 109 San Antonio, Texas 78216  
Telephone: (210)349-3271

REPLAT AND SUBDIVISION PLAT  
ESTABLISHING  
**FOX GROVE SUBDIVISION, UNIT 2**  
BEING A 26.494 ACRE TRACT OF LAND OUT OF A 398.3 ACRE TRACT DESCRIBED IN VOLUME 7542, PAGE 399-403 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING OUT OF A 403.226 ACRE TRACT DESCRIBED IN VOLUME 7253, PAGE 477-479 AND AN 8.742 ACRE TRACT DESCRIBED IN VOLUME 7453, PAGE 792-794 ALL IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF FOX GROVE SUBDIVISION, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 19th DAY OF February, A.D. 2002.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY





LOCATION MAP  
NTS

LEGEND

- IRON PIN SET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- G.E.T.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TV
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- EXIST. EXISTING
- IRON PIN FOUND
- RPR REAL PROPERTY RECORDS

NOTE: IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

1/2" IRON PIN SET AT ALL PC, PT, AND LOT CORNERS UNLESS OTHERWISE NOTED. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

VICKREY & ASSOCIATES, INC.  
BY: ROBERT LEININGER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21<sup>st</sup> DAY OF November, A.D. 2001.

Linda J. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

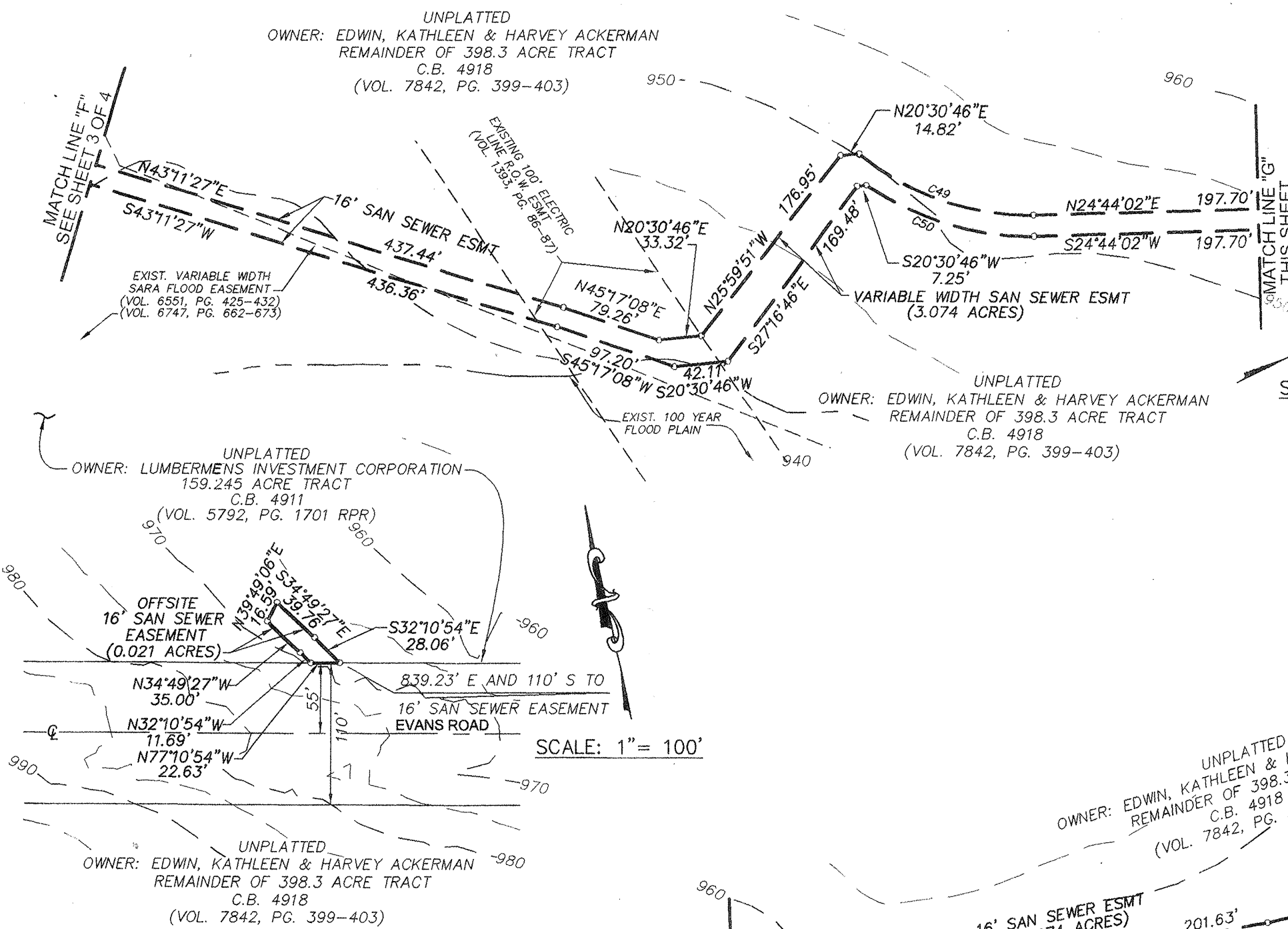
NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER CHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

SCALE: 1" = 100'

SCALE: 1" = 100'

NOTE: FOR CURVE DATA SEE SHEET 2 OF 4



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

VICKREY & ASSOCIATES, INC.  
BY: FREDERICK J. MCNEALY, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF December, A.D. 2001.

Linda J. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KB Home Lone Star, L.P.,  
a Texas Limited Partnership  
By: KBSA, Inc., its general partner  
By: Herb Quiroga  
Title: Vice President  
4800 Fredericksburg Road  
San Antonio, Texas 78229

Herb Quiroga  
OWNER

DULY AUTHORIZED AGENT

Linda J. Pope  
OWNER-OFFSITE  
SEWER EASEMENT ONLY

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John K. Peirset, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF November, A.D. 2001.

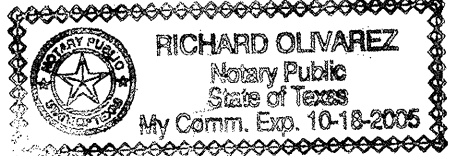
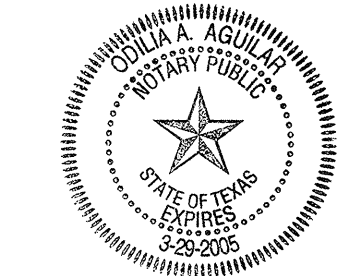
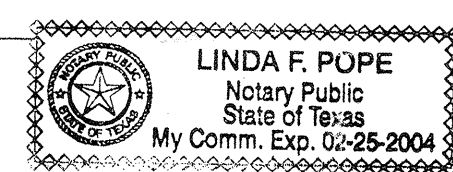
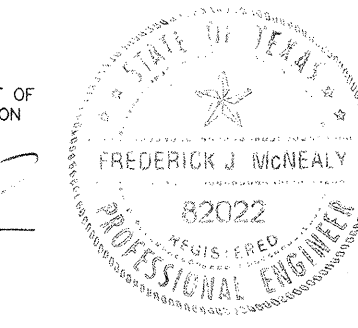
Orilia A. Grilar  
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John K. Peirset, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF November, A.D. 2001.

Linda J. Pope  
NOTARY PUBLIC BEXAR COUNTY, TEXAS



CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

ATTESTED \_\_\_\_\_  
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
7334 Blanco Road, Suite 109 San Antonio, Texas 78216  
Telephone: (210)349-3271

# SUBDIVISION PLAT ESTABLISHING FOX GROVE SUBDIVISION, UNIT 1

BEING A 32.775 ACRE TRACT OF LAND, 32.754 ACRES OUT OF A 398.3 ACRE TRACT DESCRIBED IN VOLUME 7842, PAGE 399-403 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918, AND 0.021 ACRES OUT OF A 159.245 ACRE TRACT RECORDED IN VOLUME 5792, PAGE 1701 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN SURVEY NO. 478 3/4, ABSTRACT 350, COUNTY BLOCK 4911 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF FOX GROVE SUBDIVISION, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

SHEET 4 OF 4 VRP#02-05-102



File ✓

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAY 21 PM 2:42



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

Permit File: # VRP 02-05-102  
Assigned by city staff

Date: 5-20-02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

*Note: All Applications must have a Site Map showing the Area Boundary (Attached).*

- KB Home Lone Star, L.P., a Texas Limited Partnership
1. Owner/ Agent By: KBSA, Inc., its general partner
  2. Address: 4800 Fredericksburg Road, San Antonio, Texas
  3. Zip: 78229 Telephone # 349-1111
  4. Site location or address Southside of Evans Road East of Bulverde Rd.
  5. Council District NA ETJ ☒ Over Edward's Aquifer Recharge ☒ yes ( ) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Evans Road - Ackerman Tract (aka Fox Grove) # 705

Date accepted: 5-4-01 Expiration Date: 11-03-02 MDP Size: 398± acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).



August 17, 2001

**Approved Plat**

Plat Name: Fox Grove Unit 1 Plat # 010072 Acreage: 32.775 Approval  
Date: 1-23-02 Plat Recording Date: \_\_\_\_\_ Expiration Date: 1-22-05 Vol/Pg \_\_\_\_\_

• **Approved Plat**

Plat Name: Fox Grove Unit 2 Plat # 010566 Acreage: 26.494 Approval

Date: 3-13-02 Plat recording Date: \_\_\_\_\_ Expiration Date: 3-12-05 Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: Water Commitment Date issued: 11-13-01 Expiration Date: \_\_\_\_\_

Acreage: 400±

(Note: Two maps of the area must be provided)

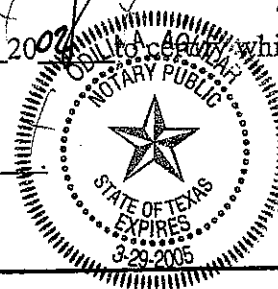
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Hal Quiroga Signature: Hal Quiroga Date: 5/20/02

Sworn to and subscribed before me by on this 20th day of May 2002, which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 3/29/05



City of San Antonio use

☒ **Approved** *As of 5-4-01 if plat filed by 11-3-02* ☐ **Disapproved**

Review By: [Signature] Date: May 27, 2002  
Assistant City Attorney

August 17, 2001

02-05-102

*Please note that Plat must be filed to maintain the POADP and rights based upon it.*



VICKREY & ASSOCIATES, INC. — SAN ANTONIO, TEXAS

016253

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
5-21-02	Vested Rights Application for Fox Grove Subdivision 1816-001-038 X61		160.00		160.00
MC					
CHECK DATE	CHECK NUMBER	TOTALS			
5-21-02	16253		160.00		160.00

00 SAN ANTONIO  
UNIT OF PLANNING  
MAY 21 PM 2:42



**VICKREY & ASSOCIATES, Inc.**  
CONSULTING ENGINEERS  
7344 Blanco Road • Suite 109 • San Antonio, Texas 78216 • 210-349-3271

OPERATING ACCOUNT  
FROST NATIONAL BANK  
SAN ANTONIO, TEXAS

016253

PAY: One Hundred Sixty Dollars and 00/100\*\*\*\*\*

DATE  
5-21-02

CHECKING  
16253

AMOUNT  
\*\*\*160.00\*\*\*

PAY  
TO THE  
ORDER  
OF

City of San Antonio

VICKREY & ASSOCIATES, INC.

*Stephen A. Harris*

016253 00000931 08 00699651





CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAY 21 PM 2:42

**a memo from the**

**CITY of SAN ANTONIO**

*Development Services  
Subdivision Office*

**TO:** Vickrey & Associates, Inc. Consulting Engineers

**DATE:** January 23, 2002

**FROM:** L. Gonzales  
Planner I

**COPIES TO:** File

**SUBJECT:** # 010072

**Name:** FOX GROVE, UNIT 1

The plat or plan referenced above was heard by the  
on the date shown.

☒ Planning Commission  
☐ Director

The following action was taken: ☒ APPROVAL OF PLAT AND  
VARIANCE FOR STREET GRADE AND HORIZONTAL CURVATURE.

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is  
posted or payment of impact fees are paid (or filed).



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAY 21 PM 2:42

a transmittal from the

CITY of SAN ANTONIO*Development Services - Subdivision Section*TO: Eduardo Valerio, Subdivision Coordinator  
Bexar County Public Works

DATE: March 14, 2002

FR: D. Stallworth, Planner II

COPY TO: File

RE: FOX GROVE, UNIT 2

FILE NO: 010566

APPROVAL DATE: March 13, 2002

- 
- I.** The above listed plat was approved by the ☒ PLANNING COMMISSION  
☐ DIRECTOR

- 
- II.** The following documents related to the plat were also approved :  
N/A

- 
- III.** Request that the plat be considered by County Commissioners' Court. Please hold the following documents from recording until such time as the required guarantee and/or payment of sewer fees or notice of completion of required site improvements is released by the City of San Antonio Plat Tracking System:

- |                                                  |                                                               |
|--------------------------------------------------|---------------------------------------------------------------|
| <input checked="" type="checkbox"/> MYLARS       | <input type="checkbox"/> DEED RESTRICTIONS                    |
| <input type="checkbox"/> VACATING<br>DECLARATION | <input checked="" type="checkbox"/> PERFORMANCE<br>AGREEMENTS |

When the plat is recorded with the County Clerk's Office, please return the reproducible film to the City of San Antonio Department of Public Works, ATTN: Subdivision Coordinator and update the plat tracking system accordingly.